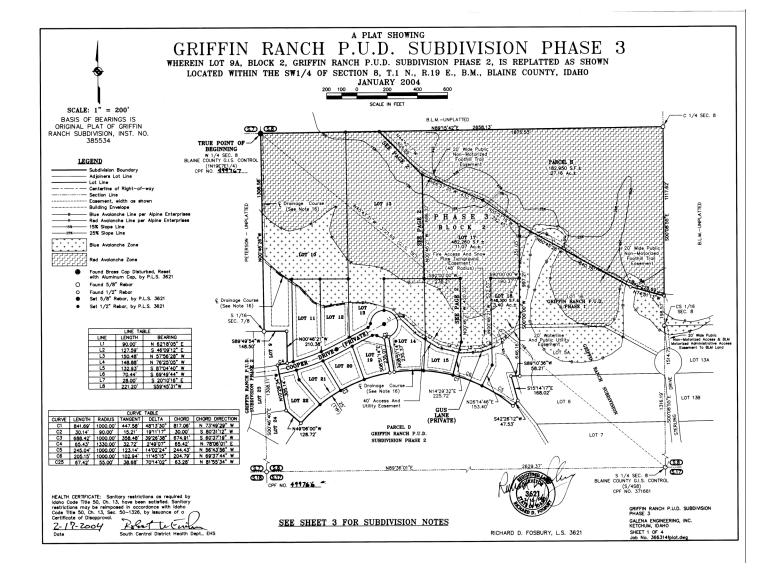
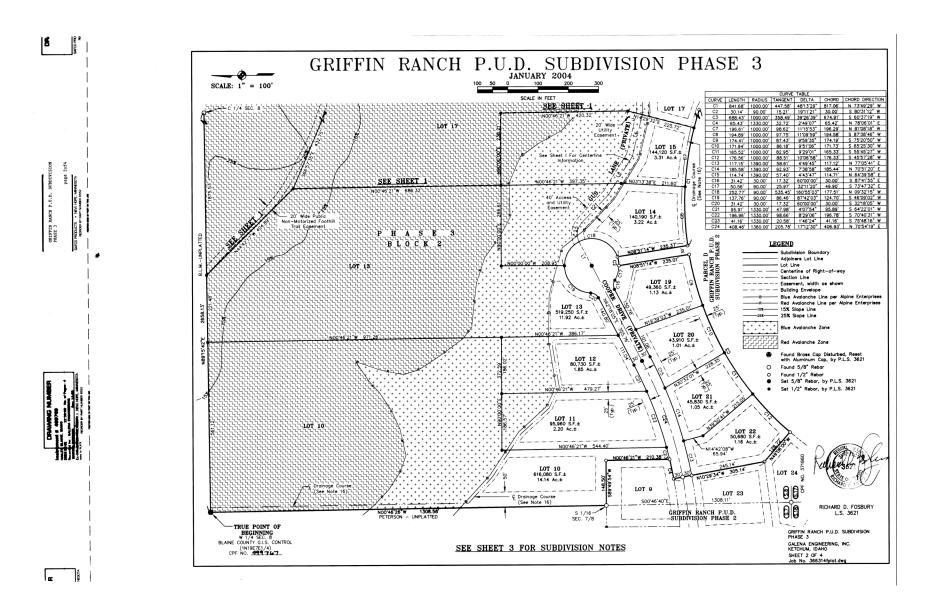
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CRIPETA RANCH P.U.D. SUBDIVISION
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GRIFFIN RANCH P.U.D. PHASE 3

# NOTES

- 1) All utilities shall be underground.
- 2) A 10' public utility easement is granted by this plot centered on all interior lot lines and adjacent to all lot lines that front an access road.
- 3) Individual lot owners are responsible for control of noxious weeds as per state regulations. Mowing and
- A) Griffin Ronch Road, Worth Drive, Cooper Drive Gibson Lone and Gus Lone are private roads. The owner of only lot or porcel understands and agrees that private road construction, maintenance and snow removal shall be the obligation of the owner, his successors in interest, or the Griffin Ronch PLUS. Subdivision Homeowners' Association, inc. (the "PLUD. Association"), and that Blaine County is in no way obligated to accept contain or improve these roads until the roads are brought up to county standards, dedicated, and occepted by the county, Although Wyott Drive and the western portion of Griffin Ronch Road (from Gamet Road to Myott Drive) are currently private roads, Blaine County reserves doing this length and width of roadway on option to accept CoA Limited Libellity Company's ofter of dedication to the public. Opinion to accept this roadway shall be confirmed by the county and decidated to be open for public travel pursuant to Ideho Code 50–1313 only ofter a fully noticed public hearing before the Board of County Commissioners.
- 5) All residential or agricultural structures on any residential lot shall be located within designated building envelopes as depicted on this plot. No structures shall exceed 24 feet in height from natural grade on Lots 17 & 18. No lots shall access directly onto Griffin Ronk Road.
- 6) Native vegetation shall be maintained above the 25% slope line and to the greatest extent possible between the 15% and 25% slope line.
- 7) Each irrigation water service connection shall be fitted with a water meter approved by the P.U.D. Association. Costs for the operation and mointenance of the irrigation/fire protection system shall be assessed to lot owners based upon the maximum number of irrigation cores on sech lot, as specified in the Declaration of Covenants, Conditions and Restrictions for Griffin Ranch P.U.D. Subdivision recorded October 14, 1999 as instrument No. 432493 in the records of Blains County, Iodho, and ammendments thereto (hereafter described as the "Declaration"), and the Declaration of Covenants, Conditions and Restrictions for Griffin Ranch Subdivision, as amended, whether or not the irrigation water is used.
- 8) This property is subject to the "Declaration". Among other things, the "Declaration" sets out the irrigation water rights owned by the P.U.D. Homeowner's Association and opportioned for use on each lot as well as the collegions for the mointenance and cost of the roads, domestic water system and irrigation water & fire protection system. In addition, the "Declaration" describes how GAL Limited Liability Company, as the developer of the P.U.D. will mointain ovaling control of the P.U.D. Association for an extended period of time. In the event of a conflict, County ordinances shall govern over the "Declaration".
- 9) A central domestic water system using water from metered wells located on Parcel F shall provide and the control control would be set to the control to the control would be set of the control to the control t
- 10) The P.L.D. Association shall change at least a \$500 fee per lot to connect to the central domestive system to be paid prior to issuance of a building permit. A pulmber licensed in the State of tidoh MUST mole the connection to the central domestic water system. Each domestic water system. Each domestic water system. Each domestic water system connection build be fitted with a water meter approved by the P.U.D. Association. During the first week of Jonacory 2004 through 2008, the P.U.D. Association shall provide the Blaine County Planning Office with a copy of the financial reports on the community water system.
- 11) All fire protection requirements of the Wood River Rural Fire District, the International Fire Code and Blaine County Code Title 7, Chapter 7, including, but not limited to, water supply, access and clear zones shall be compiled with prior to any combustible construction in this subdivision.

- 12) The owner(s) of any lot or parcel agree to maintain the fire protection system, provide year-round access to the hydrants for any fire protection needs in this area of the county, and to protect the system from freezing.
- 13) No habitable construction shall be allowed in the red (high) or blue (low) avalanche zone. If construction is proposed near these areas, a site specific study shall be encessary to assure that these areas are availed. The avalanche danger area, per Alphe Enterprises study dated Morach 1995 and designated in this plat, is considered by the owner, Blaine County, and Galone Engineering, inc. as reasonable for regulatory purposes, however, neither the owner, Blaine County, and Galone Engineering, inc. represents, guarantees, warrants, or implies the oreas reality the designated avalanche danger area are safe and free from avalanche or valianche danger.
- 14) Pursuant to 10-6-8(8)5 of the Subdivision Code for Blaine County, no lot or parcel shown on this plot may be further subdivided. None of the parcels designated as open space, or for any other use, may be modified.
- 15) No sign or physical impediment shall be erected that would restrict or inhibit the public access easements designated on this plat.
- 16) All surface drainage shall be accommodated by maintaining natural drainage channels where possible or by providing alternate drainage channels to handle surface run-off. A drainage ditch may be relocated as long as drainage flow is not impedied and sold relocation is approved by the Griffin Ranch PLID. Homeowners' Association prior to construction. The Homeowners' Association is reponsible for maintaining natural or other drainage channels through this property.
- 17) As an open range state, it is the responsibility of private landowners in Idaho to fence OUT livestock authorized to graze on open range such as public land.
- 18) For the purpose of wildlife migration, the height of fences within this audiciation shall not acceed 42° and the bottom roll shall exceed 18° a) in oil reaso above the 25° slope line and, b) on 25% of the fencing done on the northern and southern boundary lines of all P.U.D. lots. This restriction does not apply to corrols within the interior of Individual lots. Because of the problems they couse widtline, all domesting. pets, including cats, shall be kept indoors, in kennels, or leashed at all times.
- 19) This property includes and is adjacent to active agricultural uses. Residents and purchasers should be aware that agricultural practices and livestock grazing and aperations, occurring day and night, are allowed and may result in dust, dors, use and application of agricultural chemicals, spraying, ground preparation, horvesting, etc. In addition, the roads accessing this property are used by agricultural whicles. Such practices and uses are normal functions of agricultural lands and or en and considered muisances.
- 20) A 20 foot wide motorized BLM administrative access and non-motorized public access easement from Gannett Road to the BLM land exists, per the original plat of Griffin Ranch Subdivision, within Griffin Ranch Road and Stefring Drive.
- 21) For the volue received from the density boous grouted as port of this PULD, the current or any subsequent owner of any of the existing water rights on this proceetly agrees not to sell or otherwise transfer any of those rights from this land without the prior consent of the Blaine County Board of County Commissioners.
- 22) Blaine County, pursuant to the provisions of Idaho Code Ch. 67–8201 et. seq., may impose "impact fees" on the owner(s) of any lot within this P.U.D. However, because of payments already made by GGA Limited Liability Company, the county may not impose any "impact fees" for road or recreation related impacts on the owner(s) of any lot within this P.U.D.



RICHARD D. FOSBURY, L.S. 3621

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3 GALENA ENGINEERING, INC. KETCHUM, IDAHO SHEET 3 OF 4 Job No. 366314fplat.dwg

CRIFFIN RANCH P.U.D.

## CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 8, T.1 N., R.19 E., B.M., Blaine County, Idaho, more particularly described as follows:

Lot 9A. Block 2. Griffin Ranch PUD Subdivision Phase 2. Records of Blaine County, Idaho.

I do hereby certify that a new water distribution system has been constructed to provide service to all lots within this I do needy certify find a new water distribution system has been constructed to provide service to unition within the subdivision and that it has or will have sufficient operating capital to allow the water system's wells, water mains and appurtenances to be maintained and operated. Homeowners will pay a connection charge and annual assessment fees for operation, maintenance and capital replacement of the system components. Individual to to wavers shall be responsible for the installation and maintenance of the service connection from the street to the house including all water meters, pipe work and appurtenances.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. Protective covenants governing this Subdivision are recorded under Country Recorder Instrument No. 432493.

It is the intent of the owner to hereby include said land in this plat.

James S. Griffin, Managing Member

GGA Limited Liability Co., a Washington company

## ACKNOWLEDGMENT

STATE OF CURSION TO SECURITY OF STATE O

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public in and for said State

Residing at Lakewood

My Commission Expires 6-7-04

## SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my offect supexission and that it is in accordance with the Idaho State Code relating to plats and surveys.

## COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idoho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idoho relating thereto.

Sim W. Korner 1/16/04 Blaine County Surveyor

APPROVAL OF BLAINE COUNTY PLANNING AND ZONING

The foregoing replat was approved by the Blaine County Planning and Zoning Administrator on this day of the County Planning and Zoning Administrator on this Sola Stearch

APPROVAL OF BLAINE COUNTY COMMISSIONERS

The foregoing replat was approved by the Blaine County Board of Commissioners on this day of Juneau, 2004.

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this replat is hereby approved this \_\_\_\_\_\_\_, 2004.

Vicki & Pick by Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

Ex-officio Recorder

Instrument # 499769
HAILEY, BLAINE, IDANO 2004-03-01
ROCOrded for: GALENA EMBINEERING MARSHA RIEBANN Fee: 13.00
E1-Officio Recorder Deputy

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3
GALENA ENGINEERING, INC. KETCHUM, IDAHO

SHEET 4 OF 4 Job No. 366314fplat.dwg